



68 Stud Road, Barleythorpe, Rutland, LE15 7GD
Guide Price £155,000



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68 Stud Road, Barleythorpe, Rutland, LE15 7GD

Tenure: Leasehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Contemporary mid-floor apartment with an allocated car parking space set on a popular new development on the edge of Oakham.

Benefiting from gas central heating and high-performance glazing, the property provides highly energy-efficient accommodation which briefly comprises Entrance Lobby, Living Dining Kitchen, Inner Hall, two Bedrooms and Shower Room.

The property is offered for sale with NO CHAIN.

Lease term: 999 years

Years remaining: 997 years

Service charge: £845.00pa

Management fee: £116.15pa

Review period: from 01/04/2025 to 31/03/2026

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall

Secure entrance hall with access to ground-, first- and second-floor apartments.

FIRST FLOOR

No 68 Stud Road, Barleythorpe

Entrance Lobby

Entrance door, internal door to Living Dining Kitchen.

Living Dining Kitchen 6.35m x 4.22m (20'10" x 13'10")

comprising:

Kitchen/Dining Area

Range of fitted units incorporating granite-effect worktops with matching upstand, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards, one of them housing Vaillant gas central heating boiler.

Integrated appliances comprise Bosch electric oven and Bosch gas hob with stainless steel extractor hood above. Included in the sale are freestanding Siemens fridge-freezer and freestanding Bosch washing machine.

Recessed ceiling spotlights, window to front.

Living Area

Radiator, recessed ceiling spotlights, French doors to Juliet balcony.

Inner Hall

Built-in cupboard, doors to the two Bedrooms and Shower Room.

Bedroom One 3.66m x 2.72m (12'0" x 8'11")

Radiator, window to rear.

Bedroom Two 2.72m x 2.57m (8'11" x 8'5")

Radiator, window to rear.

Shower Room 2.57m x 2.03m (8'5" x 6'8")

Contemporary white suite of low-level WC and pedestal hand basin with mixer tap, double shower cubicle with dual showerheads, fully tiled splashbacks, heated towel rail, recessed ceiling spotlights, window to rear.

OUTSIDE

Allocated Parking Space

Within purpose-built car park area.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - variable in-home, good outdoor

O2 - variable in-home, good outdoor

Three - good (outdoor only)

Vodafone - good in-home and outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

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BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford. In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15 minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

The area has a good selection of well-regarded independent and state schools.

COUNCIL TAX

Band B

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

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given in good faith.

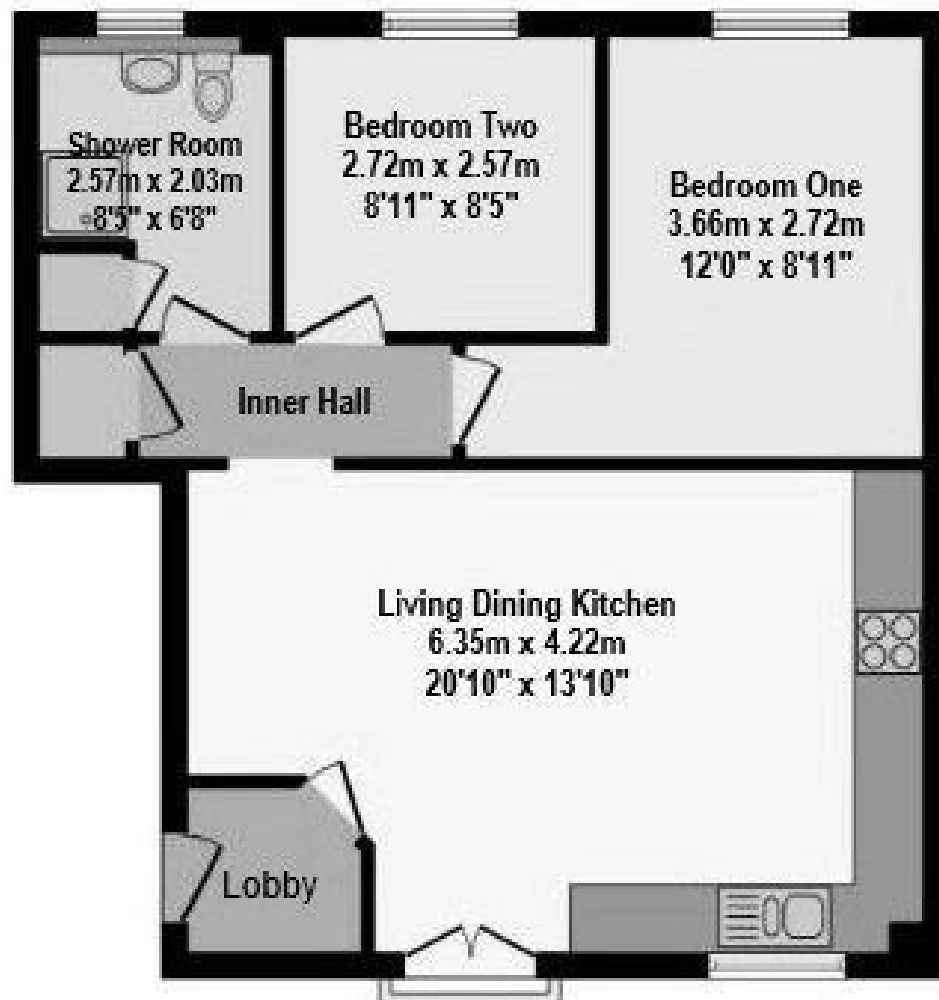
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







Not to scale - for identification purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	